

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 21, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ROC-32634 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: SEAN BAKER, BAKER CONSTRUCTION - OWNER: API NEVADA PROPERTIES - Request for a Review of Condition to remove Condition Number 6 of an approved Site Development Plan Review (SDR-24986), WHICH STATED REFLECTIVE GLAZING AT THE PEDESTRIAN LEVEL IS PROHIBITED. GLAZING ABOVE THE PEDESTRIAN LEVEL SHALL BE LIMITED TO A MAXIMUM REFLECTANCE RATING OF 22% (AS DEFINED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY); AND TO REVISE THE APPROVED EXTERIOR MATERIAL OF THE BUILDING on 0.48 acres at 233 South 4th Street (APN 139-34-601-004), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for SDR-24986
6. Submitted after Meeting –Recordation Notice of City Council Action and Conditions of Approval

Motion made by GARY REESE to Approve subject to conditions and amending Conditions 2 and 3 as read for the record:

2. Delete Condition Number 6 of Site Development Plan Review (SDR-24986).
3. Conformance to the building elevation plans date stamped December 12, 2008.

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Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, DAVID W. STEINMAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICKI Y. BARLOW, LOIS TARKANIAN)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

SHAWN MITCHELL, 5720 Arville Street, appeared on behalf of the applicant. Relative to the Review of Condition, he exhibited a revised replica of the proposed paneling system for the exterior of the building. At staff's recommendation, MR. MITCHELL requested Condition 6 of the original Site Development Plan Review be deleted. He also requested the new paneling system be used on the south side of the building and continue to the sidewalk.

MARGO WHEELER, Director of the Planning and Development Department, read proposed Condition 2, conforming to the applicant's request regarding the glazing, and read the amendment to Condition 3 related to the materials.

As no revisions were made to Condition 2 regarding the glazing, MR. MITCHELL stated he had requested, at 4th Street and Bridger Avenue, that the material be taken all the way down to the street, thus eliminating any of the existing glass.

When questioned by COUNCILMAN ROSS, regarding the concept of the exterior wall material, SEAN BAKER, 5720 Arville Street, explained that the building exterior is currently illuminated with an LED lighting system, which would be accentuated by the proposed material.

Prior to making the motion, COUNCILMAN REESE asked MS. WHEELER to finalize the condition amendments.

MS. WHEELER read the final amendments to Conditions 2 and 3, to which the applicant concurred.

MAYOR GOODMAN declared the Public Hearing closed.